


SCOPE OF WORK		September 30th, 2009 (Weds)	
City of Milwaukee/NIDC 3268 N Ricahrds St (12-2160)			
		Rehab Specialist:	
(414) 286-5657 (Office)		Hamid Sarlati	286-5657
In Rem/NSP (Incentive Area) Alde Dist: 6-Coggs		Loan Officer:	
First inspection date: 09/25/09			
Revised: 1/27/2011			
Both the "Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006" and the			
"NIDC Addendum to Specifications," dated 7/9/09, 8/23/07 & 5/13/08, are incorporated into this scope by reference. These items provide an outli			
of materials requirements & performance expectations. Updated copies can be obtained from NIDC @ 809 N Broadway-Room 104-1st Flr.			
Standard Window Treatment: Any task that disturbs a previously painted surface shall be performed by properly certified personnel and			
requires Milwaukee Health Department notification. Standard window treatment and window replacement shall be performed by properly			
certified personnel and requires a Milwaukee Health Department permit.			
Miscellaneous: The contractor is responsible to field verify all measurements, the amount of materials needed, and the number of windows			
in the building. If any item in this scope calls for a certain manufacturer, model number, or approved equivalent of a particular item, and that			
item is to be substituted, both NIDC and the owner must approve the substitution in writing as a part of the contract.			
1	GENERAL EXTERIOR	Code	Cost Est
2	SITE		
3	Install handrail for front concrete steps (one side).	PR	
4	Remove the handicap lift (front).	PR	
5	Remove front wood retaining wall. Fill with topsoil to match existing grading. Sod or seed.	PR	
6	PORCHES		
7	Remove ramp @ the front door.	PR	
8	Install guardrail after removing the handicap lift gate.	PR	
9	HOUSE		
10	Replace all doorbell with cordless doorbell.	None	
11	Replace front door/front porch fixture. (PERMIT)		
12	Repair hose faucet.	PR	
13	Re-roof (tear off). Install ridge vent.	PR	
14	Repair gutters & downspouts. Replace defective parts.	PR	
15	Seal downspouts to receivers.		
16	Repair eaves, trim, siding as needed. Include wood shakes; install missing parts of soffit.	PR	
17	Install aluminum trim on doors, windows, soffits, fascia, gable-end (i.e. rake) trim. Include front porch.	PR	
18	Paint all exterior aluminum siding, wood shakes, wood & masonry surfaces.	PR	
19	Replace all windows with vinyl replacement windows. Use foaming for insulation.	PbA	
20	Treat all interior painted window sills for lead.	PbA	
21	GENERAL INTERIOR		
22	FRONT VESTIBULE - 1st Floor		
23	Replace fixture (PERMIT).	PR	
24	Paint. Include closet.	PR	
25	Install underlayment & sheet vinyl.	None	
26	Replace the security door closer.	None	
27	FRONT BEDROOM - 1st Floor		
28	Check outlets for proper wiring. Repair as needed (PERMIT).	PR	
29	Paint. Include closet.	PbN	
30	Install carpet & pad or sand & seal floor.	None	
31	Repair closet & room doors (3).	PR	
32	LIVING ROOM - 1st Floor		
33	Replace outlets with ground type (PERMIT).	PR	

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34	<b>LIVING ROOM - 1st Floor</b> (Continued)			
35	Remove wall paneling. Repair drywall as needed.		PR	
36	Paint. Include closet.		PbN	
37	Install carpet & pad or sand & seal floor.		None	
38	Repair room door.		PR	
39	<b>DINING ROOM - 1st Floor</b>			
40	Replace fixture (PERMIT).		PR	
41	Replace outlets with ground type (PERMIT).		PR	
42	Remove wall paneling. Repair drywall as needed.		PR	
43	Paint.		PbN	
44	Install carpet & pad or sand & seal floor.		None	
45	<b>KITCHEN &amp; PANTRY - 1st Floor</b>			
46	Replace ceiling fixture (PERMIT).		PR	
47	Replace wall fixture (PERMIT).		PR	
48	Check outlets for proper wiring. Repair as needed (PERMIT).		PR	
49	Repair rear hall door casing.		PR	
50	Paint. Include pantry.		PbN	
51	Install underlayment & sheet vinyl. Include pantry.		PR	
52	Replace kitchen sink & cabinet. Add 60 ft wall cabinet (PERMIT).		PR	
53	<b>CENTER HALL - 1st Floor</b>			
54	Install battery-operated smoke and CO detector.		PR	
55	Paint.		PbN	
56	Install underlayment & sheet vinyl or carpet & pad.		None	
57	<b>REAR BEDROOM - 1st Floor</b>			
58	Check outlets for proper wiring. Repair as needed (PERMIT).		PR	
59	Paint. Include closet.		PbN	
60	Install carpet & pad or sand & seal floor.		None	
61	Repair closet & room doors.		PR	
62	<b>BATHROOM - 1st Floor</b>			
63	Install GFCI in existing box (PERMIT).		PR	
64	Replace wall fixture (PERMIT).		PR	
65	Replace tub, tub faucet. Install shower (PERMIT).		PR	
66	Install new vanity & faucet (PERMIT).		PR	
67	Replace water closet (PERMIT).		PR	
68	Repair plaster.		PR	
69	Paint.		PbN	
70	Repair floor.		PR	
71	Install underlayment & sheet vinyl.		PR	
72	Replace accessories.		None	
73	Install ceramic tile tub surround with shower rod.		PR	
74	Repair door.		PR	
75	Install exhaust fan & switch (PERMIT).		PR	
76	<b>REAR HALL &amp; STAIRS: 1st Floor to Basement</b>			
77	Paint.		PbN	
78	Install handrail for basement steps.		PR	
79	Install sheet vinyl on 1st floor to entry treads/entry to basement treads.		None	
80	Replace entry door with pre-hung steel.		PR	
81	<b>BASEMENT</b>			
82	Replace furnace with high efficiency furnace.		PR	
83	Repalce water heater with high efficient side vented water heater		PR	

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84	<b>BASEMENT</b> (Continued)		
85	Stop water leakage @ water meter.	PR	
86	Install closers/cover/plates.	PR	
87	Replace one automatic washer connection (PERMIT).	PR	
88	Replace 1 laundry tray with double basin fiberglass. Include new faucet with BFP (PERMIT).	PR	
89	Install battery-operated smoke and CO detector.	RR	
90	Remove all electrical code violations (PERMIT).	PR	
91	<b>REAR HALL &amp; STAIRS: 1st Floor to Attic</b>		
92	Paint. Include steps.	PbN	
		0	<b>TOTAL EST \$40,875</b>
	Prepared by:	Date:	
	Owner Approval:	Date:	